



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Fast Pace Urgent Care  
296 Eastside Drive  
Newton, MS 39345



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,600 SF Fast Pace Health at 296 Eastside Drive in Newton, MS. This Opportunity Includes an Ideal 1031 Exchange Opportunity on a Brand-New Construction 15 Year Long-Term Lease That is Set to Open August 2021, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$2,101,294
CAP	5.75%
NOI	\$120,824
PRICE PER SF	\$583.69
GUARANTOR	FP UC Holdings, Inc.

## PROPERTY SUMMARY

ADDRESS	296 Eastside Drive Newton, MS 39345
COUNTY	Newton
BUILDING AREA	3,600 SF
LAND AREA	TBD
BUILT	2021





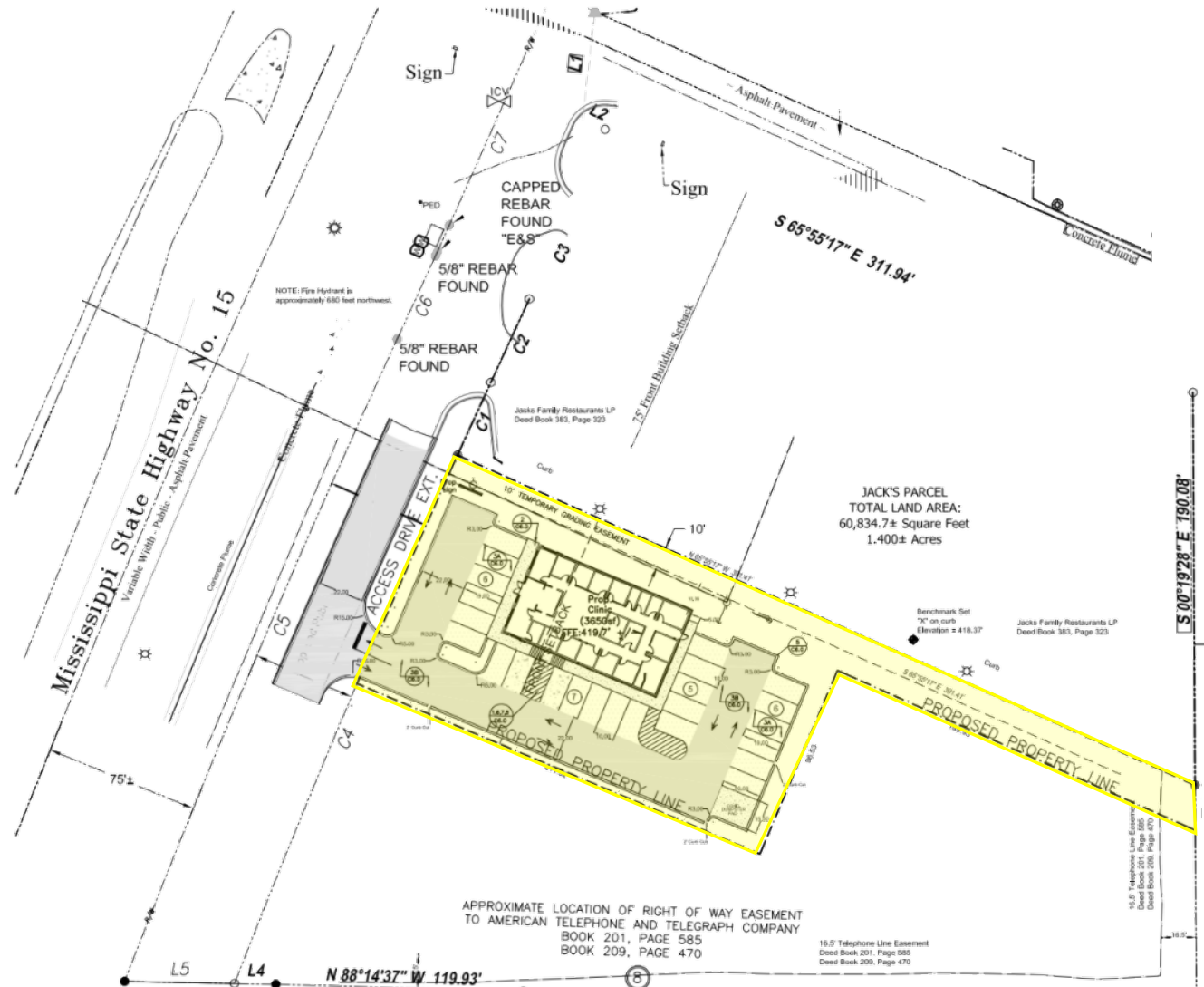
# HIGHLIGHTS

- 15 Year Long-Term Lease on a New Construction Fast Pace Health Urgent Care
- Ideal 1031 Exchange Opportunity
- 10% Increases During Lease Years 6 and 11 During the Lease Term and at Option Periods
- Triple Net (NNN) Lease With Minimal Landlord Responsibilities For Structure and Load Bearing Walls
- Corporate Guarantee From FP UC Holdings, LLC
- Stable Regional Tenant Undergoing Rapid Growth
- Fast Pace Health Currently Operates Over 141 Clinics Across 5 States
- As an Industry Leader, Fast Pace Has Evolved and Adapted Within the Healthcare Sector By Expanding Their Services and Updating Their Name to Fast Pace Health Urgent Care; [Read More Here](#)
- Fast Pace Health Has Adopted Telehealth Services as an Option For Their Patients and is Expanding the Service Throughout Its Network of Clinics
- In 2016, Revelstoke Capital Partners Completed Its Fast Pace Acquisitions as Its Private Equity Sponsor; This Represents More Than \$1.2 Billion of Total Enterprise Value For Revelstoke
- In 2018, CRG (a Leading Healthcare Investment Firm) Partnered With Fast Pace Urgent Care and Revelstoke, Resulting in Additional Capital For Continued Growth of the Concept
- Urgent Care is a \$16 Billion Industry With 3.5% Annual Growth; Approximately 9,300 Clinics in Operation in the U.S. as of November 2015 Employing Approximately 73,000 Healthcare Professionals\*
- “Urgent Care Clinics Handle About 89 Million Patient Visits Each Year, Which Includes More Than 29% of All Primary Care Visits in the U.S., and Nearly 15% of All Outpatient Physician Visits” – CEO Urgent Care Association\*\*

\*(Business Insider | Markets Insider | April 2017)

\*\* (Business Insider | Markets Insider | March 2019)

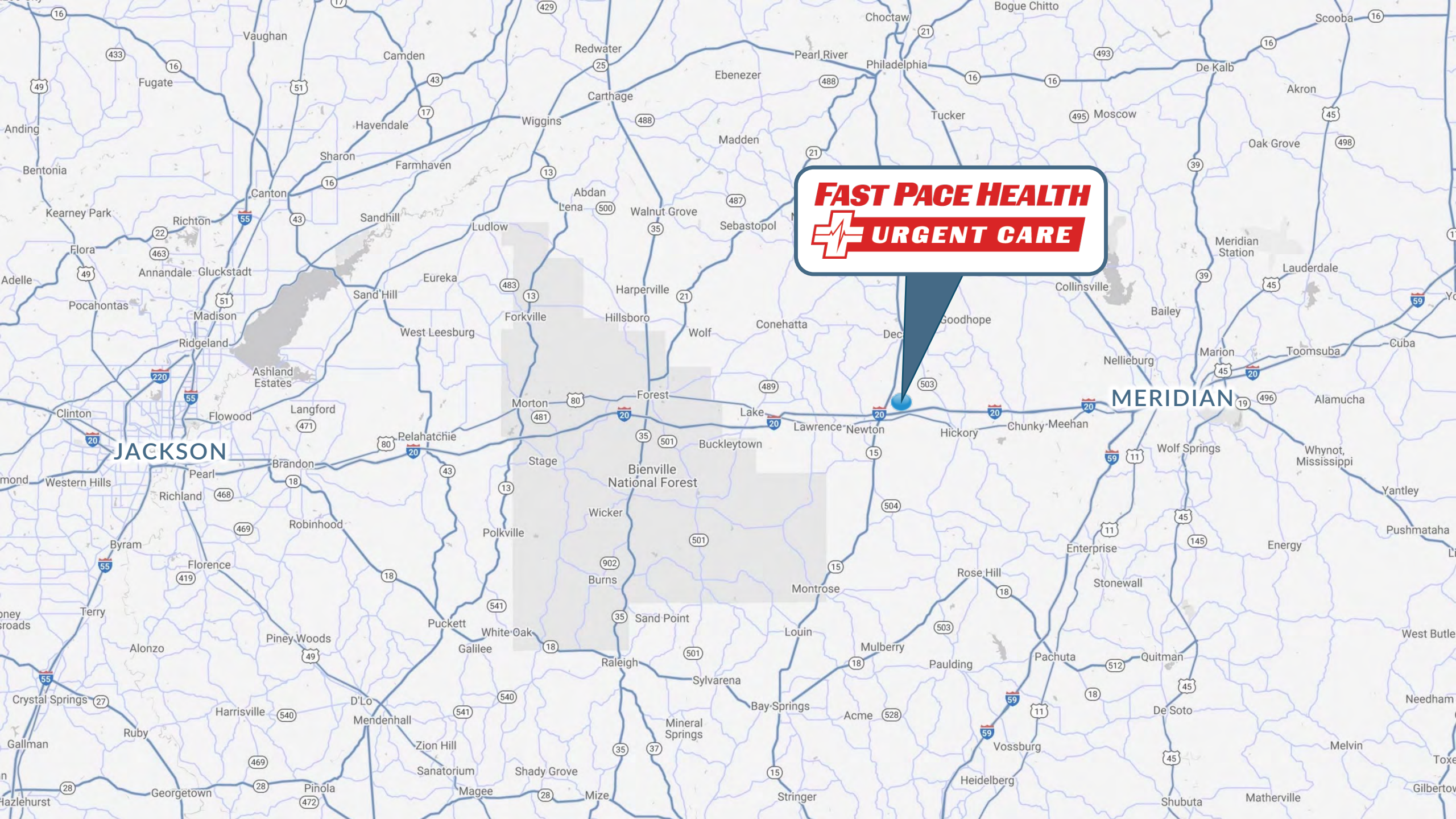
# LEASE SUMMARY



TENANT	Fast Pace Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	EST. August 18, 2021
RENT COMMENCEMENT	EST. December 18, 2021
LEASE EXPIRATION	EST. August 31, 2036
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF	Tenant's Responsibility
STRUCTURE & LOAD BEARING WALLS	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
3,600 SF	\$120,824	\$33.56





**FAST PACE HEALTH**  
**URGENT CARE**

**MERIDIAN**

**JACKSON**





Walmart  
Supercenter

SUBWAY



Express Lane



BANKFIRST

**FAST PAGE HEALTH**  
**URGENT CARE**

The Trading  
Post Company

**Rapid Rentals**  
Rental Purchase



**Advance  
Auto Parts**



Northside Dr

Eastside Dr





Eastside Dr

Walmart Supercenter  
Hardee's  
Red BURRITO  
SUBWAY

Kentucky Fried Chicken  
TACO BELL  
Days Inn  
AT&T  
Chevron  
CEFCO



**FAST PACE HEALTH**  
**URGENT CARE**



Pizza Hut  
Advance Auto Parts



REGIONS  
VALERO

DOLLAR GENERAL  
REGIONS  
SONIC







NEWTON | NEWTON COUNTY | MISSISSIPPI

Newton is a city in Newton County, Mississippi, United States. Newton is a thriving city strategically located at the intersection of I-20 and Highway 15. Newton has blended a colorful past with a dynamic present to establish a promising framework for the future. The current population of Newton, Mississippi is 3,053 based on projections of the latest US Census estimates. Newton is strategically located 65 miles east of Jackson, MS. City of Jackson, is the capital and most populous city of the U.S. state of Mississippi. It is one of two county seats of Hinds County, along with Raymond, Mississippi. The City of Jackson is the largest city in Mississippi with a population of 166,839 as of July 1, 2020.

The largest industries in Newton, MS are Manufacturing, Retail Trade, and Health Care & Social Assistance, and the highest paying industries are Public Administration, Professional, Scientific, & Management, & Administrative & Waste Management Services, and Health Care & Social Assistance. Due to its close proximity to Jackson it can benefit from the economic factors on the major city. Major industries located within the city limits or in close proximity include the Nissan auto plant and manufacturers of power, metal fabrication, airplane parts, and machine parts and engines. Jackson continues to be the site of the largest financial institutions in the state. The two largest industries in the city are Health Care (with two major medical centers, including the only medical school in the state) and higher education (with seven institutions, enrolling more than 40,000 students within the metropolitan area). Jackson is the educational, cultural, medical, and governmental center of the state.

Newton has a diverse array of historical surroundings for history enthusiasts to consider. Sebastopol Depot of the Petaluma and San, Chunky River Bridge, in addition to Strout, George A., House, are worth looking into. Golf World of Jackson Inc is not too hard to get to, one might also want to get to Why Not Motorsports Park or Southern Bowling Lanes Inc while in town. Newton has a bunch of awesome local state parks and great recreational areas for everyone. Just a drive away Jackson offers Places like Mississippi Museum of Natural Science, The Old Capital Museum, The new State Capitol, Mississippi Agriculture Museum that are worth visiting. The Jackson Zoo gets more than 100,000 visitors each year, with 110 acres that are home to 380 animals, and 202 species.







**FAST PACE HEALTH**  
 **URGENT CARE**

	3 MILES	5 MILES	10 MILES
POPULATION	3,885	5,596	12,353
AVERAGE HH INCOME	\$47,501	\$51,795	\$54,102



# TENANT PROFILE

Fast Pace is the largest independent provider of urgent care and primary care services in Tennessee and one of the fastest growing companies in the industry. Since partnering with Shore Capital in 2012, the clinic has grown from its initial seven employees to more than 500 clinical staff members and about 141 locations across Middle and West Tennessee, Kentucky, Louisiana, Mississippi and Indiana, with plans for future expansion.

With expansion comes the convenience of being able to be treated at any of the Fast Pace locations without the hassle of transferring insurance and payment information or medical history. The clinics are electronically linked so that if you have to be seen at a clinic miles from home your information is available to healthcare professionals on the spot. Fast Pace is headquartered in Franklin, TN and provides convenient and affordable healthcare services to rural markets throughout Tennessee, Mississippi, Louisiana, Indiana and Kentucky. Fast Pace provides treatment for a wide range of illnesses, injuries, and common conditions, in addition to diagnostic and screening services.



COMPANY TYPE  
Private



FOUNDED  
2011



# OF LOCATIONS  
141+



HEADQUARTERS  
Franklin, TN



WEBSITE  
[fastpacehealth.com](http://fastpacehealth.com)



# REVELSTOKE CAPITAL PARTNERS

Revelstoke is a private equity firm formed by experienced investors who focus on building industry-leading companies. Revelstoke strives to partner with management teams to execute on a disciplined organic and acquisition strategy to build exceptional companies. Since the firm's inception in mid-2013, Revelstoke has raised in excess of \$700 million in equity commitments across its various investing entities. [www.revelstokecp.com](http://www.revelstokecp.com).

August 24, 2016 - Revelstoke Capital Partners ("Revelstoke"), a Denver-based private equity firm, has completed its investment in Fast Pace Urgent Care. ("Fast Pace" or the "Company"), a portfolio company of Shore Capital Partners. With its investment in Fast Pace, Revelstoke has now completed 23 acquisitions, which includes eight platform investments and 15 add-on acquisitions, representing more than \$1.2 billion of total enterprise value.

Highlighted below are seven things to know about the transaction as well as urgent care growth.

1. One of the players in the transaction is Brentwood, Tenn.-based Fast Pace, a provider of urgent care and primary care services. Since 2013, the company has grown from seven clinics in Tennessee to 36 clinics in Tennessee and Kentucky. The growth came primarily through opening 26 new locations and acquiring three locations. Fast Pace is a portfolio company of Shore Capital, a Chicago-based private equity firm focused exclusively on microcap healthcare investments.
2. The other player in the transaction is private equity firm Revelstoke, which focuses on building healthcare and business services companies. Since the firm's inception in mid-2013, Revelstoke has raised more than \$700 million in equity commitments across its various investing entities and has completed 23 acquisitions totaling over \$1.2 billion in enterprise value, according to an announcement of the transaction.
3. Houlihan Lokey advised Fast Pace on the acquisition. The company said its healthcare group provides advice to healthcare services, managed care, seniors housing, biopharmaceutical and life sciences companies. Including Fast Pace, Houlihan Lokey has advised on four urgent care transactions.
4. Scott Becker, publisher of Becker's Healthcare, said, "The deal is reflective of the high amount of interest in the urgent care area."
5. For instance, Nashville, Tenn.-based Hospital Corporation of America in November acquired Urgent Care Extra's Nevada operations, which include 14 urgent care centers in Las Vegas.
6. In February, San Francisco-based Dignity Health announced it is teaming up with Atlanta-based GoHealth Urgent Care in a joint venture to bring consumer-focused urgent care to the Bay Area. And Last August, Boston-based Partners HealthCare announced plans to open up to 12 urgent care clinics in the next three years to cater to patients who need medical care, but don't need to go to an emergency room.
7. These investments are driven partly by the rise in active patients older than 50 who desire convenient care for injuries and illness but want to be connected to a larger system where their regular physician may practice and where urgent visits can become part of their medical record, Tom Charland, CEO of consulting firm Merchant Medicine, told The Wall Street Journal.



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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**Fast Pace Urgent Care**

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